



INVEST IN
LONDON
THROUGH
LOCAL

Watermark

MAIDENHEAD



**LOUW &
COETZEE**

REGISTERED WITH THE PPRA

PROPERTIES

Watermark

MAIDENHEAD

Welcome to Watermark

Contemporary 1, 2 & 3 Bedroom Apartments
SELLING FROM £285 000

WHY INVEST HERE?

- Fantastic connectivity into Central London (23mins to Paddington)
- 5mins walking distance to Crossrail
- Excellent potential for capital growth
- 2 Year rental guarantee of 5%
- Reputable UK developer
- Sleek and upmarket finishes
- Integrated Siemens & Zanussi kitchen appliances
- Well-appointed furniture packages
- Sought-after lettable units
- Local UK team to assist in letting management
- Completing in 2022

Watermark is a stunning collection of one, two and three-bedroom apartments located within Maidenhead Town Centre - an area of natural beauty, rich greenery, a fantastic selection of shops, bars and restaurants, and excellent transport links into London - a mere 23 minutes away by train.

New retail & commercial park centre



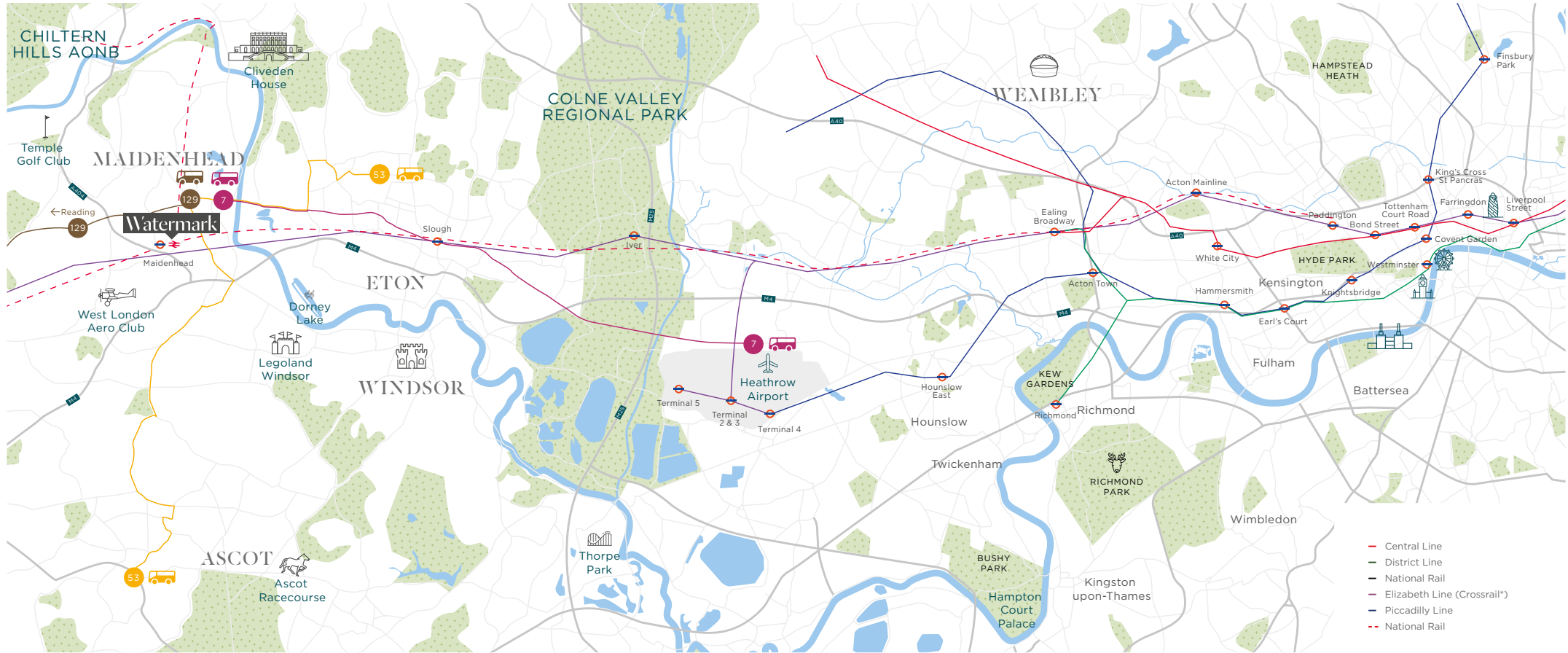
Well Connected

Benefit from fantastic connectivity into Central London from Maidenhead, reaching Paddington in as little as 23 minutes by train and Heathrow in 23 minutes via car.


Maidenhead station has been getting ready for the arrival of Crossrail with new landscaping and 300 new cycle stands. Predicted to open in 2022 the new Elizabeth Line (Crossrail)

will link Maidenhead to Heathrow, Reading and Central London.



With an excellent road network on your doorstep, Maidenhead provides a well connected lifestyle.



RAIL







Slough 6 mins	 Reading 8 mins	 Windsor & Eton Central 17 mins	 London Paddington 23 mins	 Ascot 47 mins	 Oxford 48 mins
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DRIVING

Cliveden House 16 mins	Windsor 18 mins	 Heathrow Airport 25 mins	North Wessex Downs 30 mins	 Reading 31 mins	Chiltern Hills AONB 42 mins
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TUBE

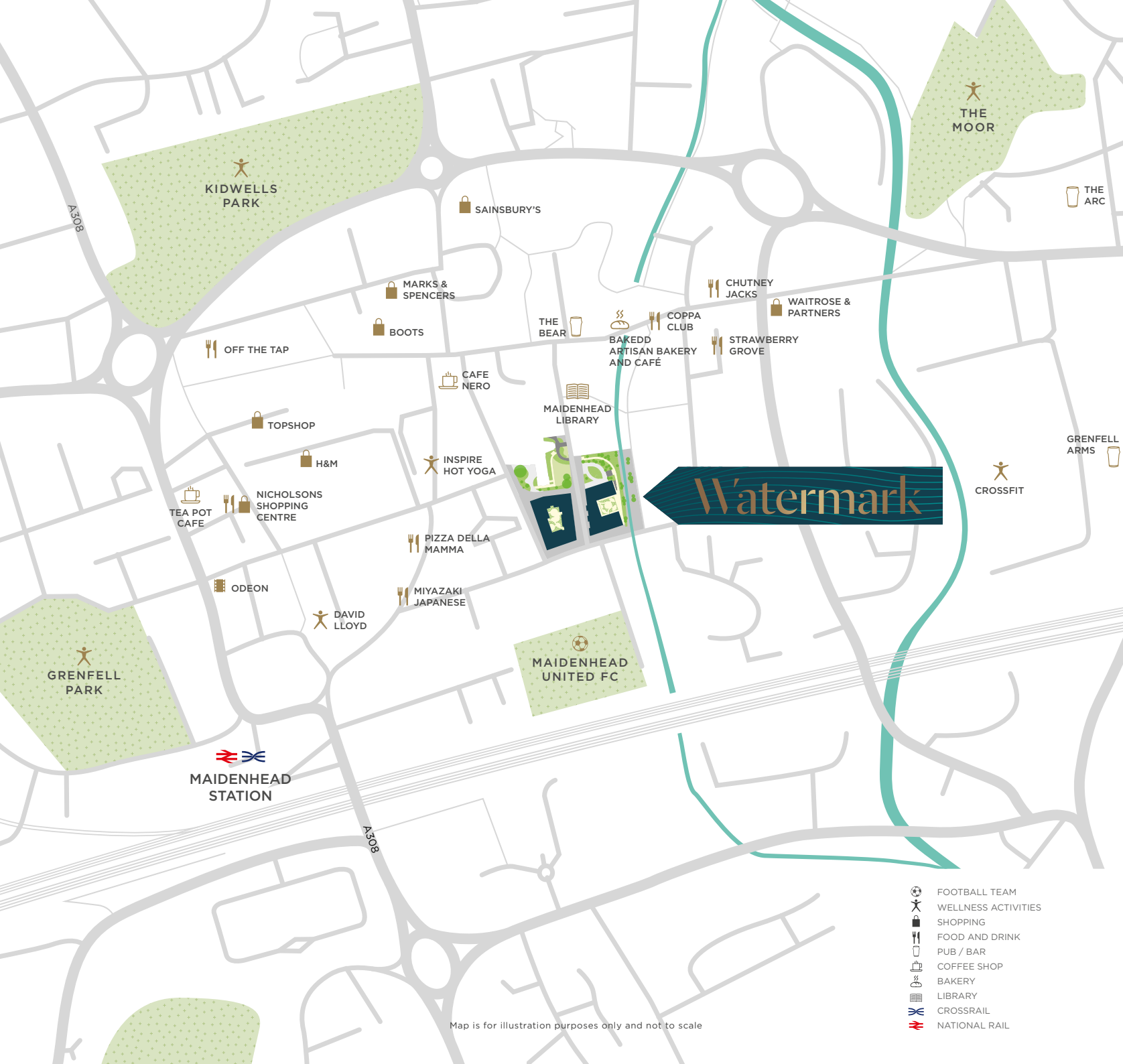
(via National Rail and London Paddington)

 Oxford Circus 36 mins	 Bond Street 37 mins	 Euston 43 mins	 King's Cross 44 mins	 Bank 54 mins	 Canary Wharf 1 hr
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CROSSRAIL / ELIZABETH LINE

Slough 7 mins	 Heathrow T2/T3 23 mins	 Ealing Broadway 27 mins	 Tottenham Court Road 40 mins	 Farringdon 44 mins	 Liverpool Street 46 mins
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Map is for illustration purposes only and not to scale. All travel times are approximate and taken from [google.co.uk/maps](https://www.google.co.uk/maps), [thetrainline.com](https://www.thetrainline.com) and [tfl.gov.uk](https://www.tfl.gov.uk). Train and bus times represent peak journey times. Car travel times vary depending on traffic.*Proposed opening 2022.



- FOOTBALL TEAM
- WELLNESS ACTIVITIES
- SHOPPING
- FOOD AND DRINK
- PUB / BAR
- COFFEE SHOP
- BAKERY
- LIBRARY
- CROSSRAIL
- NATIONAL RAIL



Situated in the Royal Borough of Windsor & Maidenhead, this town is earmarked for significant regeneration, which could see extensive property growth

Designed to Delight

Each apartment at Watermark has been designed to create a combination of comfort and efficiency with a contemporary feel. Soft colour palette furnishings and large windows fill apartments with natural light, highlighting the sleek and seamless design.



Photography is indicative only





Generously crafted with form and function in equal measure, Watermark offers a great rental opportunity for buy-to-let investors





Specification

KITCHEN

Contemporary designed Nobilia kitchen with fitted handleless wall and base units

Composite stone work surfaces with drainage grooves and full height splashbacks

1½ bowl sink and mixer tap with Quooker instant boiling water (to 2 and 3 bed apartments)

Integrated Siemens single electric oven, induction hob and extractor

Integrated Siemens microwave oven (to 1 bed apartments)

Integrated Siemens combination microwave oven (to 2 and 3 bed apartments)

Integrated Zanussi A+ rated fridge/freezer

Integrated Zanussi dishwasher (slimline in some apartment types)

LED ceiling downlights

Under pelmet feature lighting

CLOAKS CUPBOARD

Zanussi freestanding washer / dryer

BATHROOMS

White sanitary ware with concealed cistern and dual flush

White semi-recessed basin with chrome mixer tap

Chrome heated towel radiator

Thermostatic shower mixer with shower tray and shower screen (en-suites only)

Glass shower screens

High-level fixed mirrored cabinet*

Ceramic tiling to floors and to selected walls

Extractor ventilation

Shaver point

Low voltage recessed downlights

BEDROOM

Fitted wardrobe (to master bedroom only)

Fully fitted carpet

TV/FM, Sky Q (all bedrooms) and telecom point (master bedroom only)

Low voltage recessed downlighters and pendant provision

GENEREAL

Amfico flooring to hallway and living area

TV points wired for terrestrial, Hyperoptic and SKY Q

BT connection provided

USB socket outlet to Master bedroom & kitchen

Underfloor heating throughout

Video door entry system

Wood veneer apartment entrance door with spyhole and 5 lever deadlock

Mains supply smoke and heat detection plus sprinklers to all plots

White finished internal doors

White painted skirting and architraves

Matt and vinyl silk emulsion paint finish to walls and ceilings

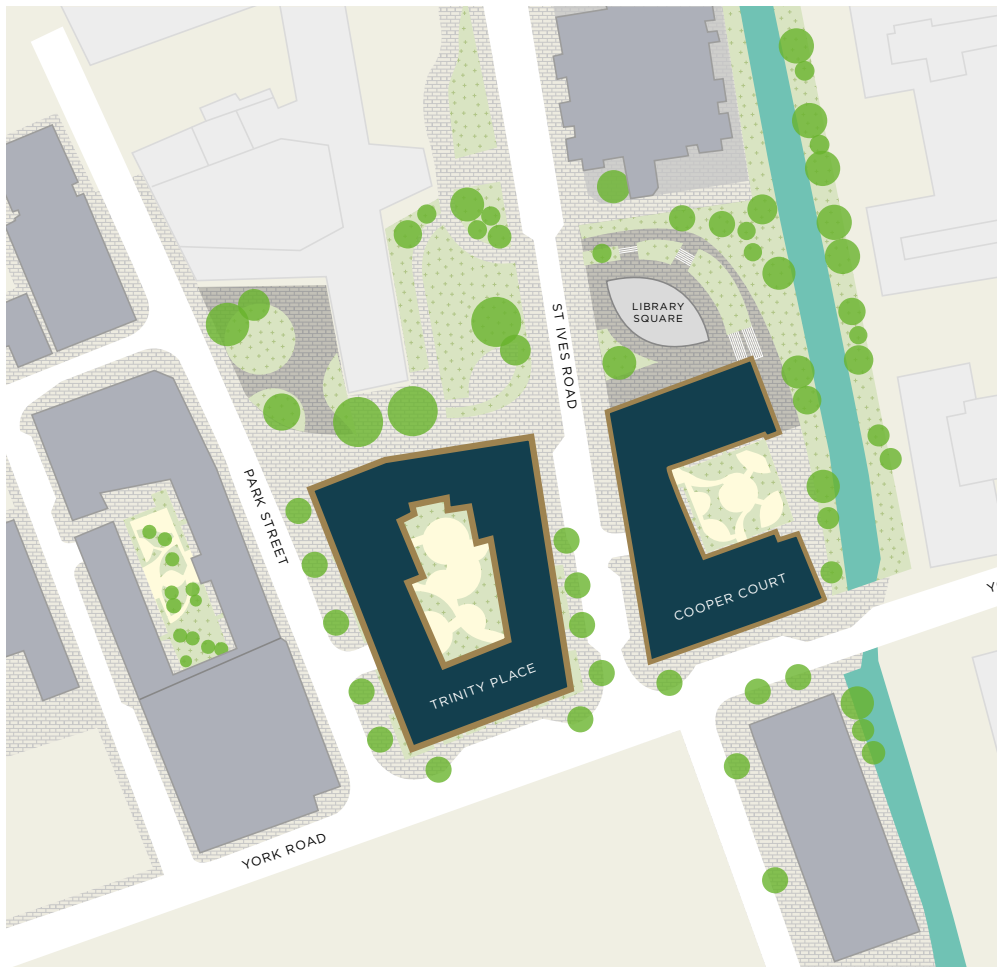
Paved balcony to apartments on upper floors

Private terraces to ground floor units and selected top floor apartments

External lighting to balconies and terraces

* High-level mirror cabinet to selected apartments only. Countryside reserve the right to make changes as required. Interior photography is indicative.

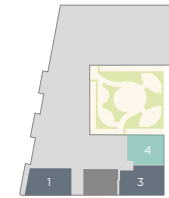




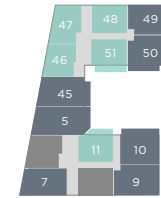
Find Your Home

Cooper Court

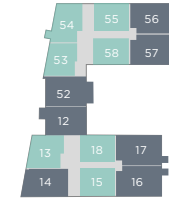
Ground Floor



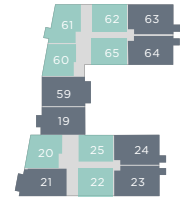
First Floor



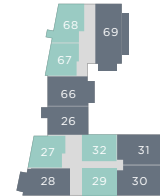
Second Floor



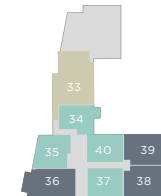
Third Floor



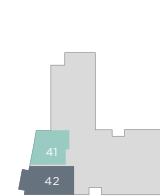
Fourth Floor



Fifth Floor



Sixth Floor



Seventh Floor



Perfect Setting

Library Square offers a new cultural hive for residents in Maidenhead. Watermark flows with wonderful water features and rich green planting, curating the perfect area in which to relax and spend some time.

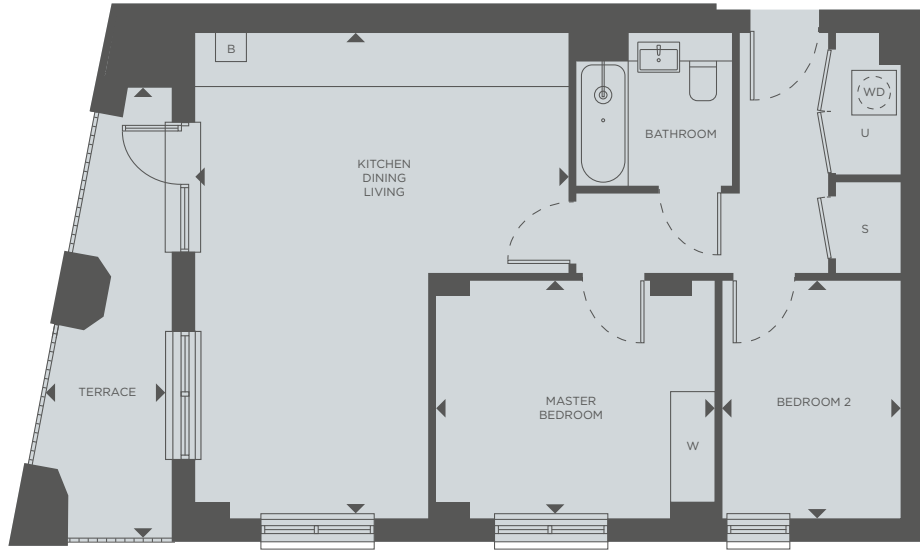
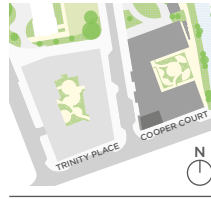
Restaurants, cafés and eateries will fill 30,000sq ft of the ground floor commercial space and extend out onto terraced seating with views of York Stream.

Site plan is for illustration purposes only and not to scale



2 BEDROOM

COOPER COURT
PLOT 1



TOTAL INTERNAL AREA	65.5 m ²	705 ft ²
KITCHEN / DINING / LIVING	5.02m x 6.44m	16'6" x 21'2"
MASTER BEDROOM	3.16m x 3.75m	10'4" x 12'4"
BEDROOM 2	2.40m x 3.16m	7'10" x 10'4"
TERRACE	1.67m x 6.10m	5'6" x 20'0"

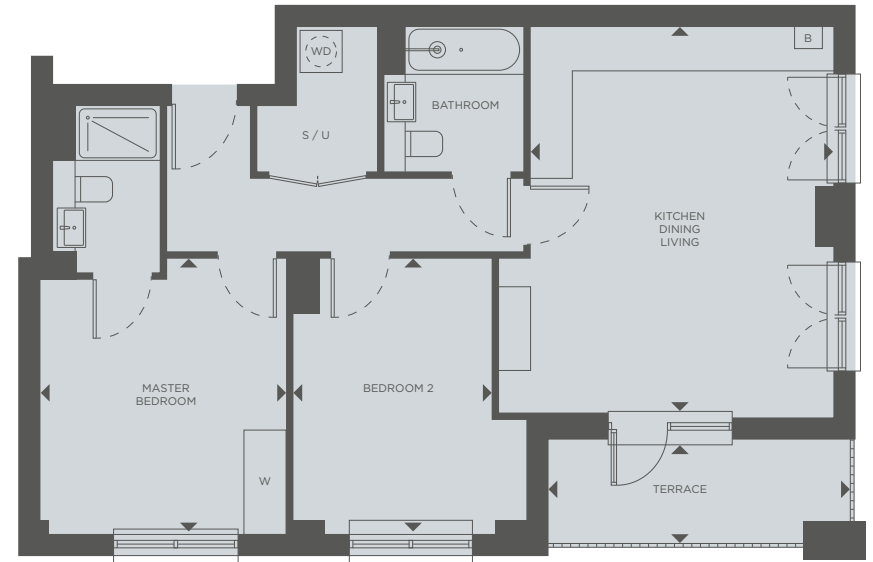
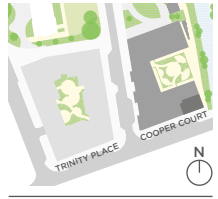
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- 1 G floor

W	WARDROBE
B	BOILER
WD	WASHER DRYER
S	STORAGE
U	UTILITY

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties. All floorplans are not drawn to scale.

2 BEDROOM

COOPER COURT
PLOT 3



TOTAL INTERNAL AREA	70.0 m ²	753 ft ²
KITCHEN / DINING / LIVING	4.29m x 5.57m	14'1" x 18'3"
MASTER BEDROOM	3.53m x 3.90m	11'7" x 12'10"
BEDROOM 2	2.85m x 3.90m	9'4" x 12'10"
TERRACE	1.46m x 4.30m	4'9" x 14'1"

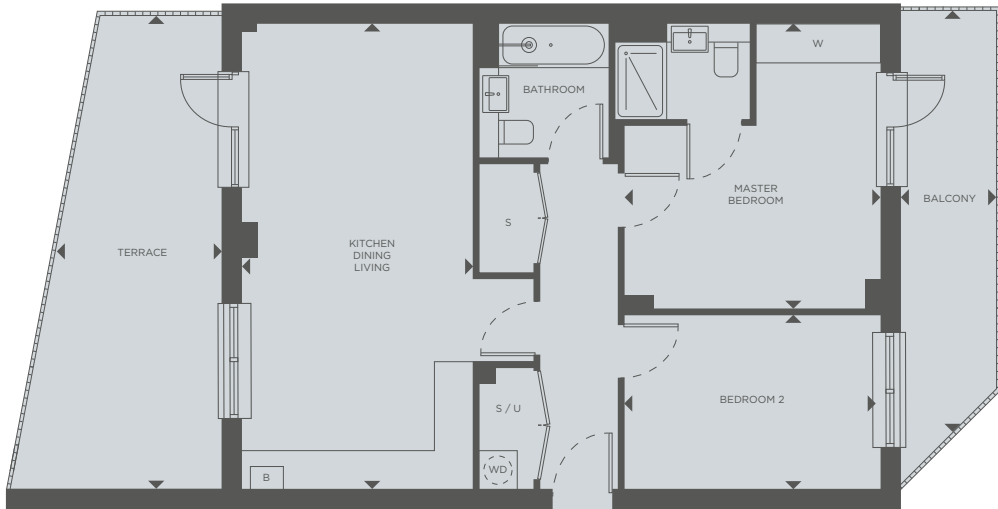
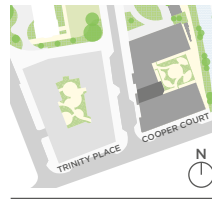
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- 3 G floor

W	WARDROBE
B	BOILER
WD	WASHER DRYER
S	STORAGE
U	UTILITY

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2 BEDROOM

COOPER COURT
PLOT 5



TOTAL INTERNAL AREA	71.0 m ²	764 ft ²
KITCHEN / DINING / LIVING	3.50m x 7.29m	11'6" x 23'11"
MASTER BEDROOM	3.90m x 4.44m	12'9" x 14'7"
BEDROOM 2	2.75m x 3.90m	9'0" x 12'9"
TERRACE	2.57m x 7.28m	8'5" x 23'11"
BALCONY	1.45m x 6.72m	4'9" x 22'1"

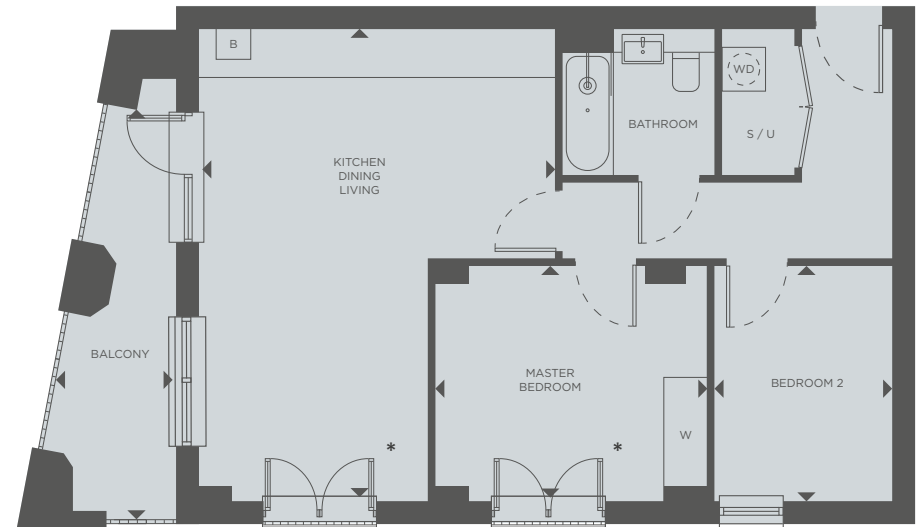
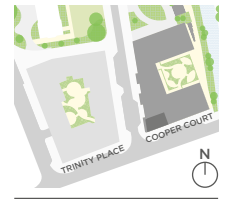
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 5 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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2 BEDROOM

COOPER COURT
PLOT 7, 14, 44



TOTAL INTERNAL AREA	61.1 m ²	658 ft ²
KITCHEN / DINING / LIVING	4.87m x 6.44m	15'12" x 21'2"
MASTER BEDROOM	3.19m x 3.75m	10'6" x 12'4"
BEDROOM 2	2.40m x 3.19m	7'10" x 10'6"
BALCONY	1.61m x 5.54m	5'4" x 18'2"

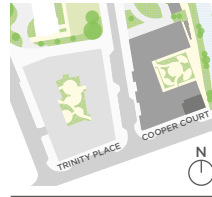
- 44 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 14 2nd floor
- 7 1st floor
- G floor

- * Juliet doors on 7th floor only.
- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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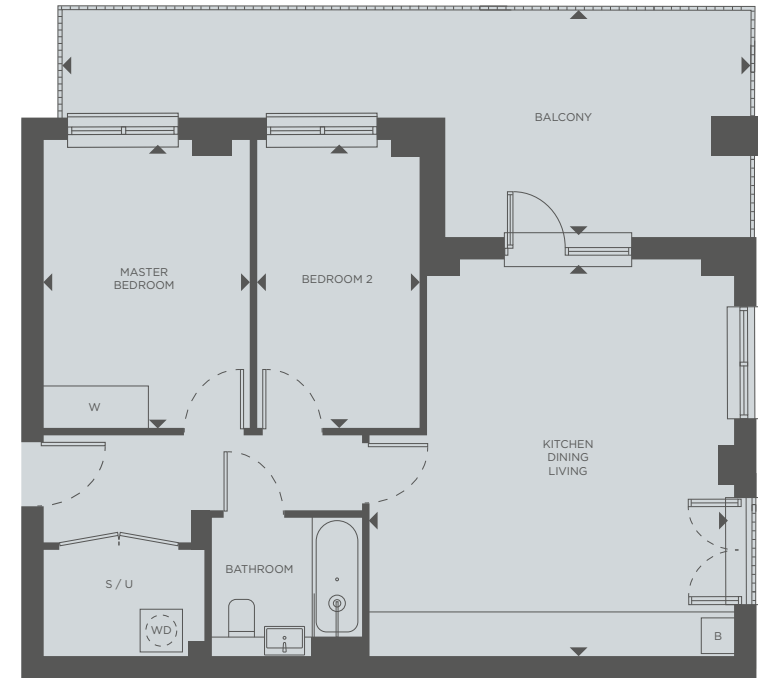
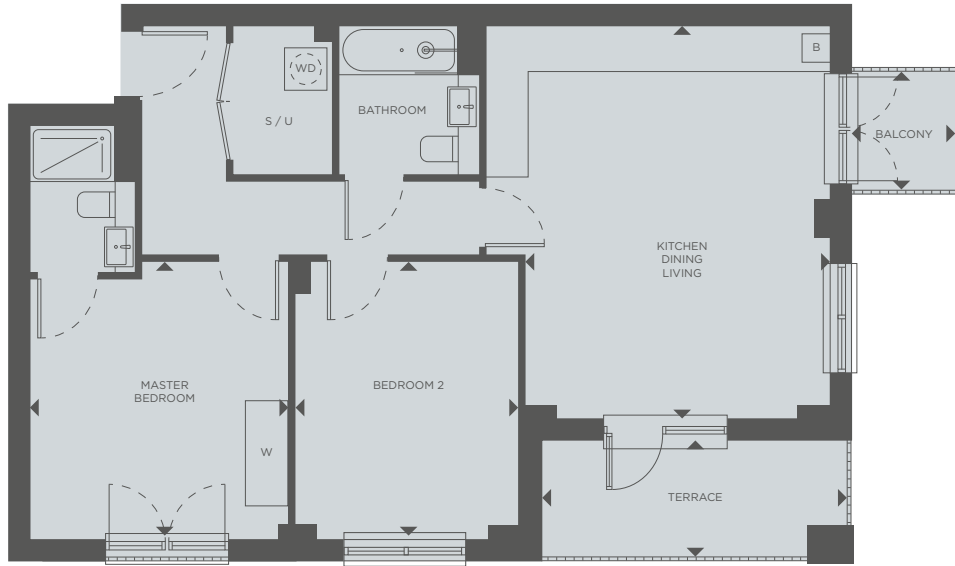
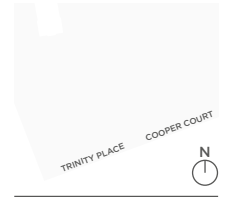
2 BEDROOM

COOPER COURT
PLOT 9



2 BEDROOM

COOPER COURT
PLOT 10



TOTAL INTERNAL AREA	72.5 m ²	780 ft ²
KITCHEN / DINING / LIVING	4.29m x 5.57m	14'1" x 18'3"
MASTER BEDROOM	3.68m x 3.90m	12'1" x 12'10"
BEDROOM 2	3.15m x 3.90m	10'4" x 12'10"
TERRACE	1.60m x 4.31m	5'3" x 14'2"
BALCONY (Flats 16, 23, 30, 38)	1.55m x 1.68m	5'1" x 5'6"

- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 9 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

TOTAL INTERNAL AREA	63.1 m ²	679 ft ²
KITCHEN / DINING / LIVING	5.11m x 5.57m	16'9" x 18'3"
MASTER BEDROOM	2.95m x 4.00m	9'8" x 13'2"
BEDROOM 2	2.28m x 4.00m	7'6" x 13'2"
BALCONY	3.19m x 9.74m	10'5" x 31'11"

- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 10 1st floor
- G floor

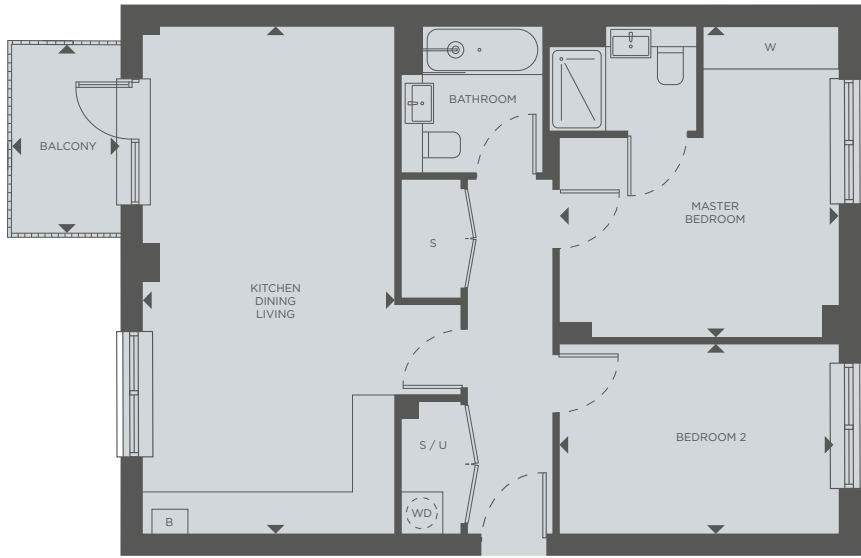
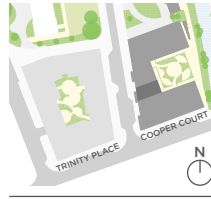
- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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2 BEDROOM

COOPER COURT
PLOT 12, 19, 26



TOTAL INTERNAL AREA	71 m ²	764 ft ²
KITCHEN / DINING / LIVING	3.50m x 7.29m	11'6" x 23'11"
MASTER BEDROOM	3.90m x 4.44m	12'9" x 14'7"
BEDROOM 2	2.75m x 3.90m	9'0" x 12'9"
BALCONY	1.55m x 2.68m	5'1" x 8'10"

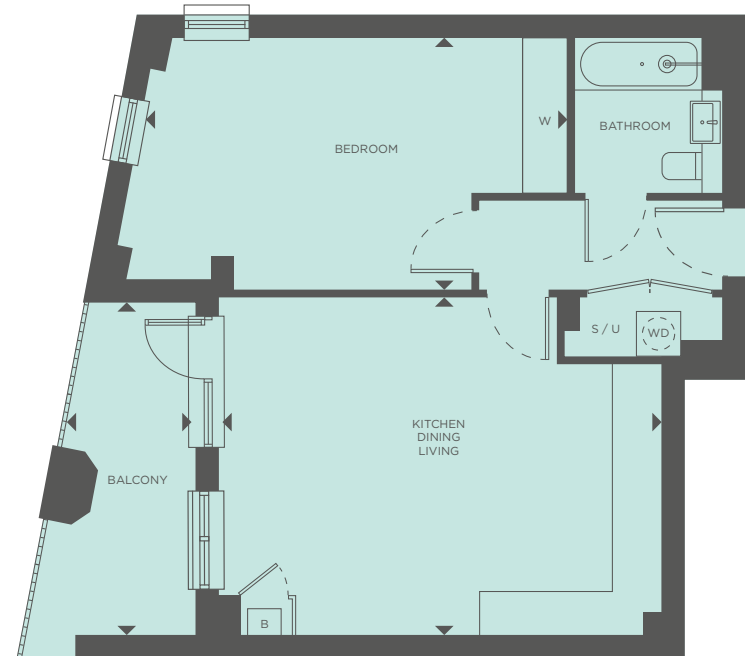
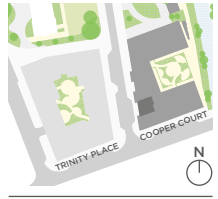
- 7th floor
- 6th floor
- 5th floor
- 26 4th floor
- 19 3rd floor
- 12 2nd floor
- 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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1 BEDROOM

COOPER COURT
PLOT 13, 20, 27, 35



TOTAL INTERNAL AREA	55.2 m ²	594 ft ²
KITCHEN / DINING / LIVING	4.57m x 5.93m	14'12" x 19'5"
BEDROOM	3.40m x 5.73m	11'2" x 18'9"
BALCONY	1.70m x 4.29m	5'7" x 14'1"

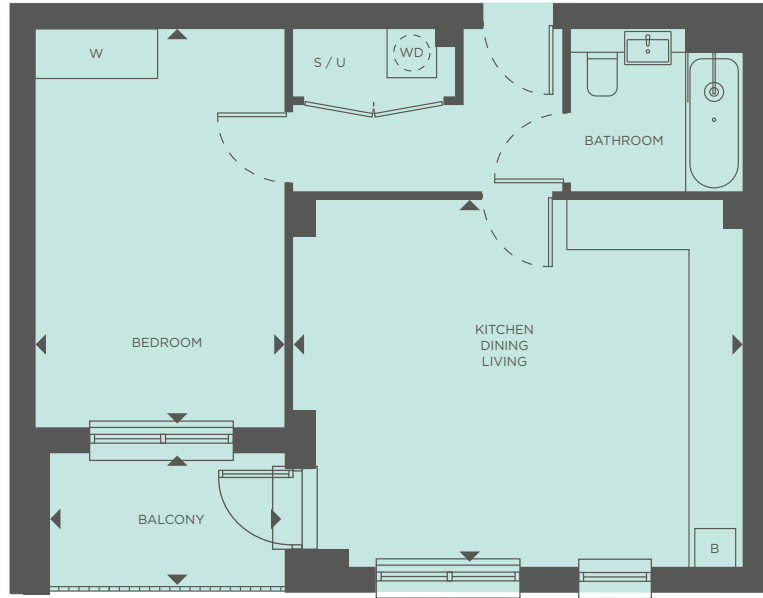
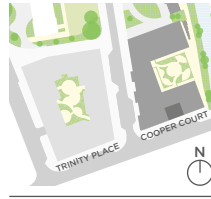
- 7th floor
- 6th floor
- 35 5th floor
- 27 4th floor
- 20 3rd floor
- 13 2nd floor
- 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
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1 BEDROOM

COOPER COURT
PLOT 15, 22, 29, 37



TOTAL INTERNAL AREA	50.1 m ²	539 ft ²
KITCHEN / DINING / LIVING	4.41m x 5.48m	14'6" x 17'12"
BEDROOM	2.99m x 4.82m	9'10" x 15'10"
BALCONY	1.58m x 2.82m	5'2" x 9'3"

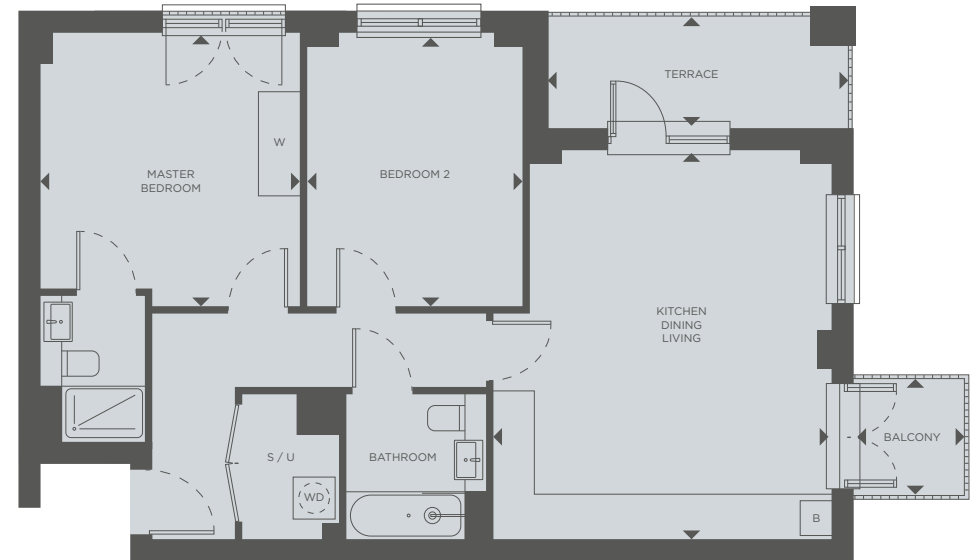
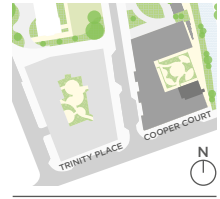
- 7th floor
- 6th floor
- 5th floor
- 29 4th floor
- 22 3rd floor
- 15 2nd floor
- 1st floor
- G floor

W	WARDROBE
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2 BEDROOM

COOPER COURT
PLOT 17



TOTAL INTERNAL AREA	72.5 m ²	780 ft ²
KITCHEN / DINING / LIVING	4.83m x 5.57m	15'10" x 18'3"
MASTER BEDROOM	3.73m x 3.90m	12'3" x 12'10"
BEDROOM 2	3.11m x 3.90m	10'2" x 12'10"
TERRACE	1.61m x 4.31m	5'3" x 14'2"
BALCONY	1.55m x 1.68m	5'1" x 5'6"

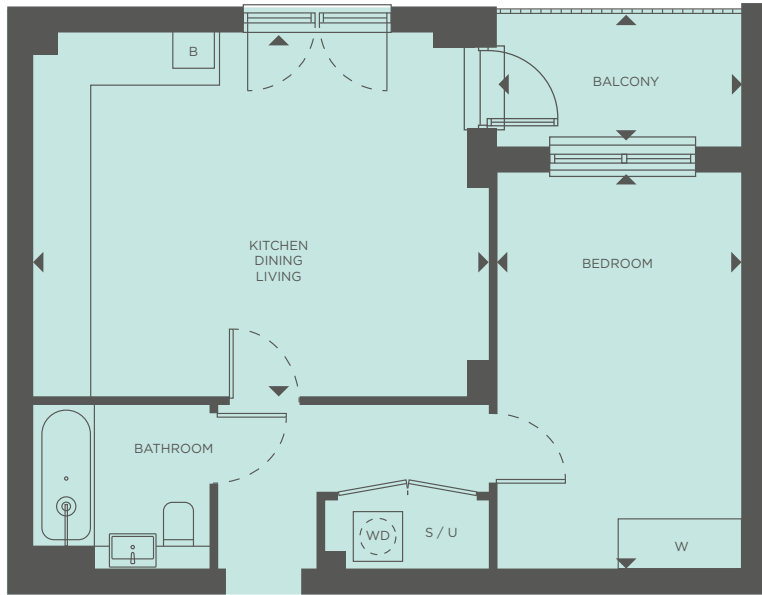
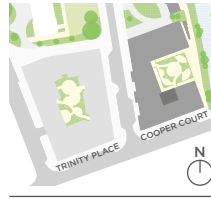
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 17 2nd floor
- 1st floor
- G floor

W	WARDROBE
B	BOILER
WD	WASHER DRYER
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1 BEDROOM

COOPER COURT
PLOT 18, 25, 32



TOTAL INTERNAL AREA	50.0 m ²	538 ft ²
KITCHEN / DINING / LIVING	4.41m x 5.48m	14'6" x 17'12"
BEDROOM	2.99m x 4.82m	9'10" x 15'10"
BALCONY	1.58m x 2.82m	5'2" x 9'3"

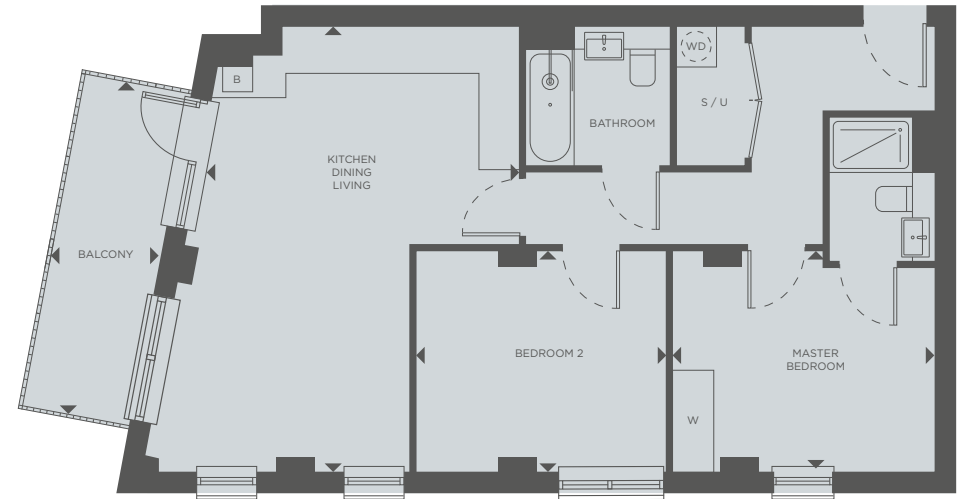
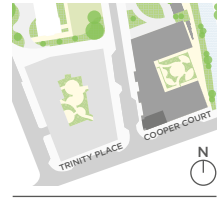
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- G floor

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2 BEDROOM

COOPER COURT
PLOT 21, 28, 36, 42



TOTAL INTERNAL AREA	70.1 m ²	755 ft ²
KITCHEN / DINING / LIVING	4.66m x 6.44m	15'3" x 21'2"
MASTER BEDROOM	3.19m x 3.80m	10'6" x 12'6"
BEDROOM 2	3.19m x 3.67m	10'6" x 12'1"
BALCONY	1.55m x 4.94m	5'1" x 16'2"

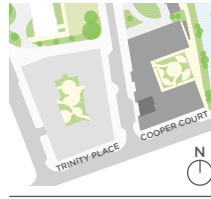
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties. All floorplans are not drawn to scale.

1 BEDROOM

COOPER COURT
PLOT 41



TOTAL INTERNAL AREA	55.2 m ²	594 ft ²
KITCHEN / DINING / LIVING	4.57m x 5.93m	14'12" x 19'5"
BEDROOM	3.40m x 5.86m	11'2" x 19'3"
BALCONY	1.68m x 4.29m	5'6" x 14'1"

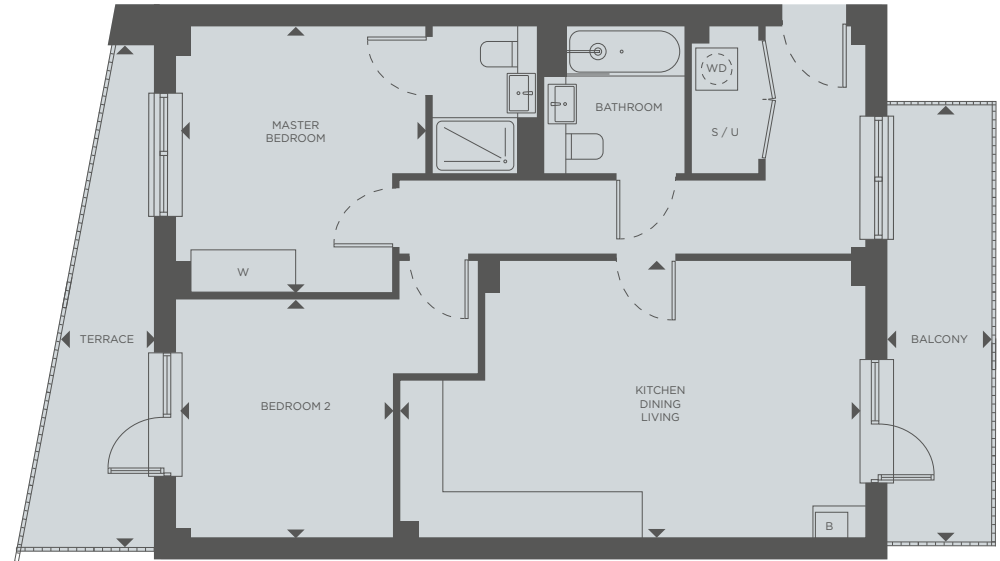
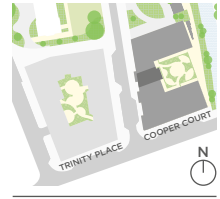
- 7th floor
- 41 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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2 BEDROOM

COOPER COURT
PLOT 45



TOTAL INTERNAL AREA	71.2 m ²	766 ft ²
KITCHEN / DINING / LIVING	3.95m x 6.59m	12'12" x 21'7"
MASTER BEDROOM	3.52m x 3.80m	11'6" x 12'6"
BEDROOM 2	3.05m x 3.40m	10'0" x 11'2"
TERRACE	1.31m x 7.20m	4'4" x 23'7"
BALCONY	1.45m x 6.24m	4'9" x 20'6"

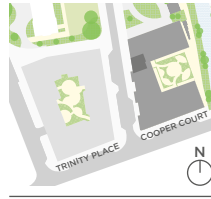
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 45 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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1 BEDROOM

COOPER COURT
PLOT 46, 53, 60, 67



TOTAL INTERNAL AREA	51.6 m²	555 ft²
KITCHEN / DINING / LIVING	4.52m x 5.92m	14'10" x 19'5"
BEDROOM	3.40m x 4.77m	11'2" x 15'8"
BALCONY	1.11m x 3.90m	3'8" x 12'10"

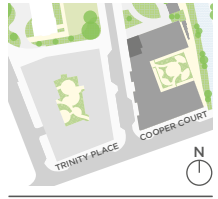
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 60 3rd floor
- 53 2nd floor
- 46 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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1 BEDROOM

COOPER COURT
PLOT 47



TOTAL INTERNAL AREA	56.7 m²	610 ft²
KITCHEN / DINING / LIVING	5.14m x 6.81m	16'10" x 22'4"
BEDROOM	3.96m x 4.08m	12'12" x 13'5"
BALCONY (Flats 54,61, 68)	1.82m x 3.72m	5'12" x 12'2"

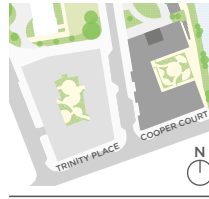
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 47 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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1 BEDROOM

COOPER COURT
PLOT 55



TOTAL INTERNAL AREA	50.0 m ²	538 ft ²
KITCHEN / DINING / LIVING	4.52m x 5.50m	14'10" x 18'1"
BEDROOM	2.80m x 4.94m	9'2" x 16'2"
BALCONY	1.61m x 2.82m	5'3" x 9'3"

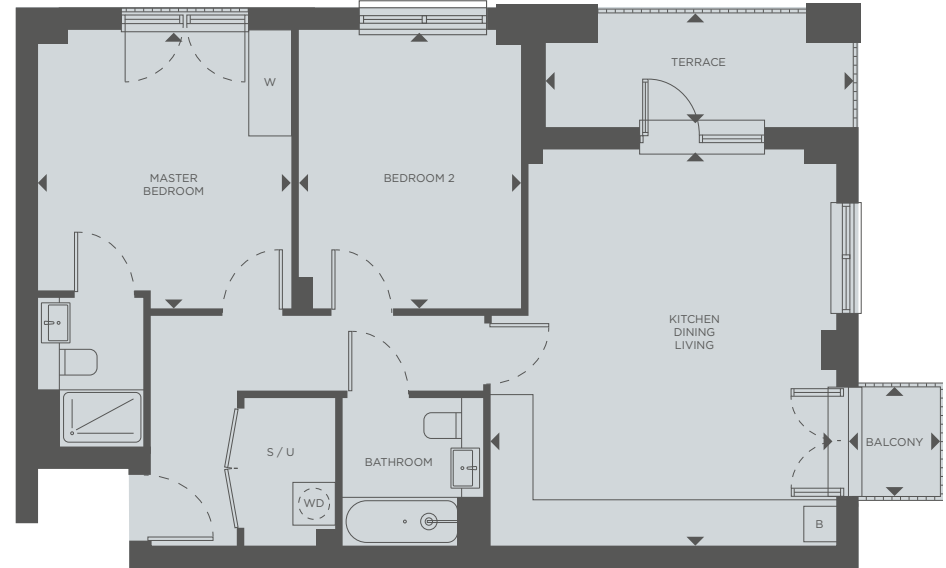
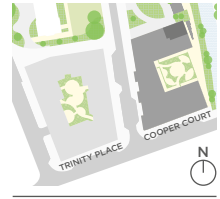
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 55 2nd floor
- 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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2 BEDROOM

COOPER COURT
PLOT 56



TOTAL INTERNAL AREA	71.6 m ²	771 ft ²
KITCHEN / DINING / LIVING	4.83m x 5.57m	15'10" x 18'3"
MASTER BEDROOM	3.57m x 3.90m	11'9" x 12'10"
BEDROOM 2	3.15m x 3.90m	10'4" x 12'10"
TERRACE	1.61m x 4.31m	5'3" x 14'2"
BALCONY	1.55m x 1.68m	5'1" x 5'6"

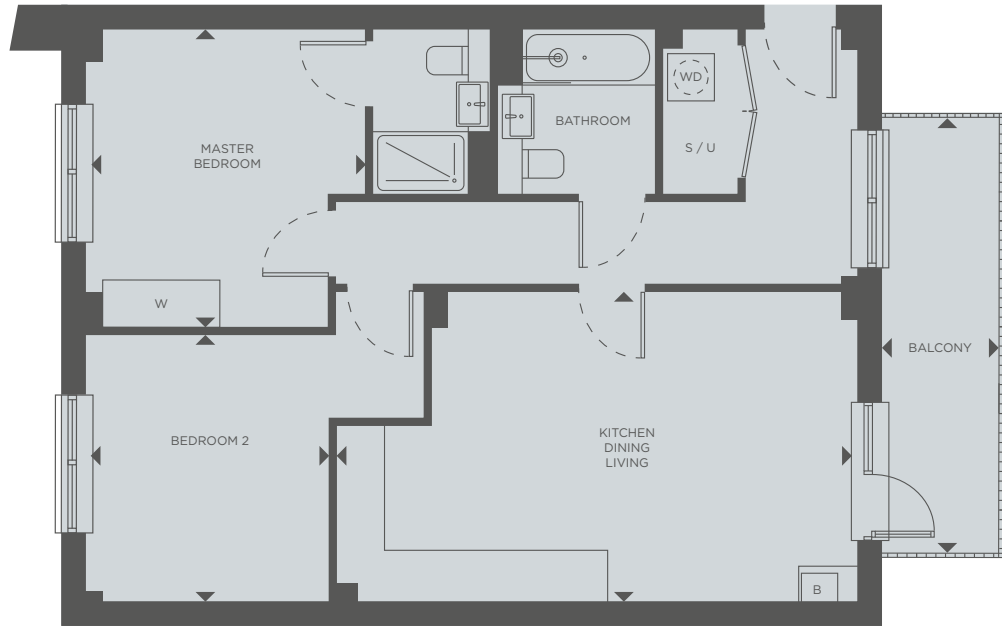
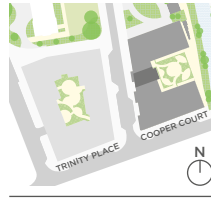
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 56 2nd floor
- 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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2 BEDROOM

COOPER COURT
PLOT 52



TOTAL INTERNAL AREA	71.2 m ²	766 ft ²
KITCHEN / DINING / LIVING	3.95m x 6.59m	12'12" x 21'7"
MASTER BEDROOM	3.52m x 3.80m	11'6" x 12'6"
BEDROOM 2	3.05m x 3.40m	10'0" x 11'2"
BALCONY	1.45m x 6.24m	4'9" x 20'6"

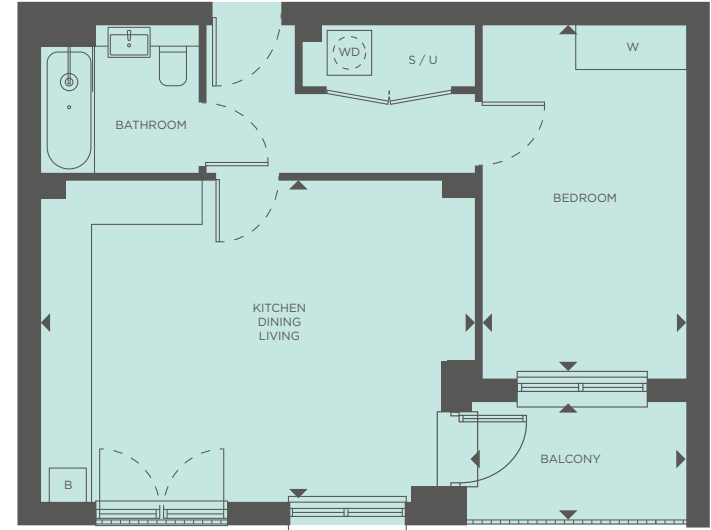
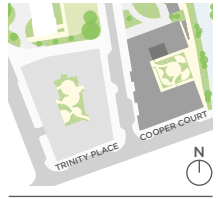
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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1 BEDROOM

COOPER COURT
PLOT 65



TOTAL INTERNAL AREA	50.0 m ²	538 ft ²
KITCHEN / DINING / LIVING	4.29m x 5.82m	14'1" x 19'1"
BEDROOM	2.79m x 4.70m	9'2" x 15'5"
BALCONY	1.58m x 2.82m	5'2" x 9'3"

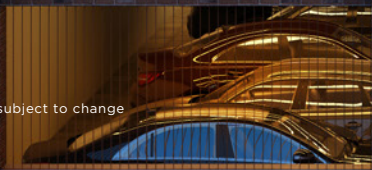
- 7th floor
- 6th floor
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- G floor

- W WARDROBE
- B BOILER
- WD WASHER DRYER
- S STORAGE
- U UTILITY

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W

WHY LONDON?

Having seen a positive growth in London real estate over the last 2 decades, investing in smaller, niche London developments at the right time, in the right location and for the right price, can bring you as investor significant capital growth at low risk.

With the new Elizabeth Line, as part of the larger London Crossrail programme, impact study states that residential capital values immediately around London Crossrail stations will increase by 25% above baseline projections. When fully open, the Elizabeth line will add 10% capacity to central London's rail network, bringing an extra 1.5 million people to within 45 minutes of central London.



WHY LOUW & COETZEE LONDON?

With our trusted reputation, attention-to-detail and client service at the fore-front, the Louw & Coetzee team has done extensive research on specific London developments that have significant capital growth potential for our investors.

Our local South African team has procured a London investment product, and together with our partners in the UK, Holland Properties, clients can buy and let their UK investment seamlessly.

This partnership also allows us to offer a rental guarantee to selected investors on selected units.

Let's invest, Let's London.





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